

DUANE SELLIN'S LOT BOUNDARY CHANGE

Consisting of the Sellin Lotsplit from the East 1/2 of the Northwest 1/4 of Section 23, Township 24 North, Range 2 West of the 6th P.M., Madison County, Nebraska and part of the East 1/2 of the Northwest 1/4 of Section 23, Township 24 North, Range 2 West of the 6th P.M., Madison County, Nebraska

Legal Description:

A tract of land lying wholly in the East 1/2 of the Northwest 1/4 of Section 23, Township 24 North, Range 2 West of the 6th P.M., Madison County, Nebraska, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 23;  
thence West, on the 1/4 line, on an assumed bearing of North 90 degrees 00 minutes West 8.65 feet to the Southeast corner of the Sellin Lotsplit from the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 24 North, Range 2 West of the 6th P.M., Madison County, Nebraska;  
thence continuing North 90 degrees 00 minutes West, on the 1/4 line, 294.3 feet to the Southwest corner of said Sellin Lotsplit and the point of beginning;  
thence North 01 degrees 10 minutes 40 seconds West, on lot line, 879.29 feet;  
thence North 89 degrees 09 minutes 40 seconds West, on lot line, 85.77 feet;  
thence North 00 degrees 44 minutes 15 seconds East, on lot line, 554.1 feet;  
thence South 78 degrees 42 minutes 50 seconds East, on lot line, 392.0 feet;  
thence North 00 degrees 16 minutes 10 seconds West 1279.20 feet to the North 1/4 Corner of said Section 23;  
thence South 89 degrees 53 minutes 45 seconds West, on section line, 435.35 feet;  
thence South 00 degrees 38 minutes 20 seconds East 2636.26 feet to a point on the 1/4 line;  
thence South 90 degrees 00 minutes East, on the 1/4 line, 124.15 feet to the point of beginning and containing 15.14 acres more or less.

AND

A tract of land lying wholly in the East 1/2 of the Northwest 1/4 of Section 23, Township 24 North, Range 2 West of the 6th P.M., Madison County, Nebraska, Being Sellin Lotsplit from the East 1/2 of the Northwest 1/4 of Section 23, Township 24 North, Range 2 West of the 6th P.M., Madison County, Nebraska, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 23;  
thence West, on the 1/4 section line, on an assumed bearing of North 90 degrees 00 minutes West 8.65 feet (previously recorded as 16.88 feet) to the point of beginning;  
thence continuing West, on the 1/4 section line, 294.3 feet;  
thence North 01 degree 10 minutes 40 seconds West 879.29 feet;  
thence North 89 degrees 09 minutes 40 seconds West 85.77 feet;  
thence North 00 degrees 44 minutes 15 seconds East 554.1 feet;  
thence South 78 degrees 42 minutes 50 seconds East 392.0 feet;  
thence South 00 degrees 16 minutes 10 seconds East 1357.72 feet to the point of beginning and containing 10.69 acres more or less.

Said tract contains 25.83 acres, more or less.